



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

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October 30, 2003

IN REPLY PLEASE

REFER TO FILE: **MP-6**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SOLEDAD CANYON ROAD (VACATED) - PARCEL 1-1EX
SALE OF SURPLUS PROPERTY - UNINCORPORATED CANYON COUNTRY AREA
OF THE COUNTY OF LOS ANGELES
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Authorize the sale of Soledad Canyon Road (vacated), Parcel 1-1EX to Winston Plaza/Railroad, LLC, and Kevin Golshan and Moussa Golshan for \$500,000.
3. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to sell Soledad Canyon Road (vacated), Parcel 1-1EX, to Winston Plaza/Railroad, LLC, and Kevin Golshan and Moussa Golshan (WINSTON). On September 2, 2003 (Synopsis 40), your Board adopted the recommendation to authorize the sale of Parcel 1-1EX to Soledad Commons, LLC, contingent upon Soledad Commons, LLC, being the owner of the adjacent properties to the north and south of Parcel 1-1EX. Before Parcel 1-1EX

was conveyed to Soledad Commons, LLC, they requested that they take title to the property under their tax exchange entity of WINSTON due to potential tax liabilities. Soledad Commons, LLC, has assigned its right to purchase and the funds on deposit with the County of Los Angeles to WINSTON. WINSTON is the adjacent owner of the parcels to the north and south of Parcel 1-1EX, which are known as Assessor's Parcels 2854-001-033 and 2854-044-028. Parcel 1-1EX is a strip of land approximately 60 feet wide located between these two parcels at the northwest quadrant of Soledad Canyon Road and the Antelope Valley Freeway, in the unincorporated Canyon Country area of the County of Los Angeles.

The County acquired fee title to the parcel as part of the land needed for the Soledad Canyon Road project. Soledad Canyon Road has since been realigned, and your Board adopted the Resolution to vacate this portion of the road on April 6, 1995.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be deposited into the Road Fund. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$500,000 represents the market value. This amount has been paid and deposited into the Road Fund. Revenues from the sale will be used for road purposes. The sale of the property will also enhance future revenues through assessment and taxation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(b), a notification of the proposed sale was submitted to the Department of Regional Planning for its report as to conformance with the adopted General Plan. By letter dated October 22, 2002, it was deemed by Regional Planning that the proposed sale conforms with its General Plan.

Pursuant to Government Code Section 54222, all relevant agencies of the State, County, City, and the School District were notified of the proposed sale. None of the agencies expressed an interest in acquiring the property.

The sale, which is pursuant to Streets and Highways Code Section 960, is not considered adverse to the County's purposes and will not hinder transportation, utility,

The Honorable Board of Supervisors
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or recreational corridors. The quitclaim deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the County's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have them signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate of the Quitclaim Deed to Public Works and retain one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

CB:in
P6:bISOLEDAD WNSTN

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

KEVIN GOLSHAN
857 Wall Street, 2nd Floor
Los Angeles, CA 90014

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
COUNTY OF LOS ANGELES

Assessor's Identification Numbers:
2854-044-900 & 901 (Portions)

By _____

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, hereinafter referred to as "County," does hereby remise, release and forever quitclaim to WINSTON PLAZA/RAILROAD, LLC, a California limited liability company; KEVIN GOLSHAN, a married man as his separate property; and MOUSSA GOLSHAN, a married man as his separate property; all as tenants in common, all of the County's right, title, and interest in and to all that real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING THEREFROM, those certain easements for future street purposes, together with the right to set same aside for public use, reserved to said County in Resolution of Vacation (Conditional) With Reservations, adopted by the Board of Supervisors of the County of Los Angeles on April 6, 1995, a certified copy of which was recorded April 18, 1996, as Official Records Document No. 96-614287.

ALSO EXCEPTING THEREFROM, all oil, gas, petroleum and other hydrocarbon substances and minerals, but without right of entry to the surface of said land.

SUBJECT TO all matters of record.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors
of the County of Los Angeles

(County Seal)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SOLEDAD CANYON ROAD VACATION (35)	
Parcel 1EX	
I.M. 264-157	T.G. 4462-G7
S.D. 5	M9377104

By _____
Deputy

AH:fr/AH qd2490

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20_____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____

M9377104

SOLEDAD CANYON ROAD VACATION (35) 1EX

A.P.N. 2854-044-900 (Por.) and 901 (Por.)

T.G. 4462 (G7)

I.M. 264-157

Fifth District

LEGAL DESCRIPTION

PARCEL NO. 1EX (Quitclaim of fee)

All that portion of Soledad Canyon Road, 60.00 feet wide and varies, in the north half of Section 18, Township 4 North, Range 14 West, S.B.M. and as shown on map of Tract No. 45933, filed in Book 1200, pages 70 to 89, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, vacated by Board of Supervisors Resolution of Vacation (Conditional) with Reservations, recorded on April 18, 1996, as Document No. 96-614287, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the southwesterly corner of Lot 155, said tract; thence southerly along a prolonged radial of that certain 870.00 foot radius curve in the southerly boundary of said lot at said corner to the southerly boundary of that portion of relocated Soledad Canyon Road described as PARCEL 7 in Relinquishment No. 286 of the State of California, recorded on December 3, 1964, as Document No. 3526, in Book D2720, page 442, of said Official Records, said PARCEL 7 also shown on Filed Map No. 20283, Sheet A4 of B5, on file in the office of the Director of the Department of Public Works of said county; thence easterly along the southerly boundary of said PARCEL 7 and following the same in all its various courses and curves to the southeasterly continuation of that certain 1,450.00-foot radius curve in the curved northerly line of said Lot 155, said curved northerly line also being the southerly sideline of Soledad Canyon Road, 100.00 feet wide, as shown and dedicated on said map of Tract No. 45933; thence northwesterly along said southeasterly continuation to the southerly boundary of said tract; thence westerly along said last mentioned southerly boundary to the point of beginning.

EXCEPTING therefrom that portion lying within that certain parcel of land described as PARCELS 24-3A and 24-3B (Soledad Canyon Road) in a Final Order of Condemnation, had in Superior Court Case No. 535266, a certified copy of which is recorded in Book 36348, page 115, of said Official Record.

Containing: 1.63± Acres

EXHIBIT A